



TOWN OF SALISBURY
CONNECTICUT

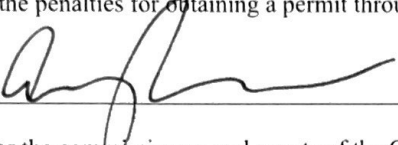
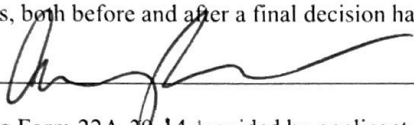
P.O. Box 548
Salisbury, Connecticut 06068

Conservation Commission

Town of Salisbury, Conservation Commission, Application for Regulated Activity Permit

- 1) Applicants name: Arek Feredjian
 - 2) Applicants home address: 264 Taconic Road
 - 3) Applicants business address:
 - 4) Applicants Home Phone #: 201.919.8652 Business Phone #:
 - 5) Owner of property: Name: Arek Feredjian & Elina Tunyan
Address: 264 Taconic Road
Phone #: ~~201-919-8652~~ 201 919 8652
- Signature of property owner consenting to this application:

-
- 6) Applicants interest in the land: Owner
 - 7) Geographical location of property: 264 Taconic Road
Description of the land: Residential Property with two existing buildings, septic system & well
Computation of wetland area or watercourse disturbance: 0 SF
 - 8) Purpose and description of the proposed activity:
Construction of a proposed addition on the existing stone house
 - 9) Alternatives considered by applicant:
Alternate locations of the addition have greater impact on the inland wetlands regulated area
Why this proposal to alter wetlands was chosen: No wetland disturbance is proposed
 - 10) Site plan showing existing and proposed conditions in relation to wetlands and watercourses:
(Attach map and plans to application)
 - 11) Names and addresses of adjacent property owners:
North: Robert B. Graham & Matthew C. Marden - 272 Taconic Road
South: Selig Sacks - 260 Taconic Road
East: Taconic Road
West: Raccard Properties LLC - 70 Beaver Dam Road

- 12) Certification that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through inaccurate or misleading information:
 Signature: 
- 13) Authorization for the commissioners and agents of the Commission to inspect the property, at reasonable times, both before and after a final decision has been issued:
 Signature: 
- 14) DEEP Reporting Form 22A-39-14 provided by applicant (Rev. 3/2013)
- 15) Any other information the Commission deems necessary to the understanding of what the applicant is proposing:
- 16) Section 7.6 Requirements, if stipulated by agent
- 17) Filing Fee: As defined in current Regulations
- 18) For activities involving a significant activity as determined by the Commission and defined in Section 2 of the regulations the provisions of Article 7.6 must be submitted with the application. (Attach documents).
- 19) If the affected property is within 500 feet of an adjacent municipality the applicant is responsible for providing documentation that the provisions of 8.9 of the regulations have been satisfied: (Attach documents).

DATE FILED: _____

DATE RECEIVED BY COMMISSION: _____

ACTION: a) INSIGNIFICANT ACTIVITY

CONDITIONS:

DATE OF APPROVAL:

b) SIGNIFICANT ACTIVITY

PUBLIC HEARING DATE:

PUBLIC HEARING DATE + 65 DAYS:

CHECK LIST:

A. PUBLIC NOTICE:

DATES PUBLISHED:

B. PROOF THAT APPLICANT HAS MAILED COPIES OF PUBLIC NOTICE TO ABUTTING PROPERTY OWNERS:

C. PROOF OF PROVISIONS OF SECTION 8.2 (IF APPLICABLE):



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.
If completing by hand - please print and use the [pdf version](#).
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
- CHOOSE ACTION TAKEN (see instructions for code): [Click Here to Choose a Code](#)
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): Salisbury
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (type name(s)): _____, _____
- LOCATION (click on hyperlinks for information): [USGS quad map name](#): Sharon or [quad number](#): 16
[subregional drainage basin number](#): -600200
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Arek Feredjian
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): 264 Taconic Road
briefly describe the action/project/activity (check and type information): temporary permanent description: Construction of proposed addition
- ACTIVITY PURPOSE CODE (see instructions for code): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 2, 12, NA, NA
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):
wetlands: 0.00 acres open water body: 0.00 acres stream: 0.00 linear feet
- UPLAND AREA ALTERED (type acres as indicated): 0.10 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.00 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

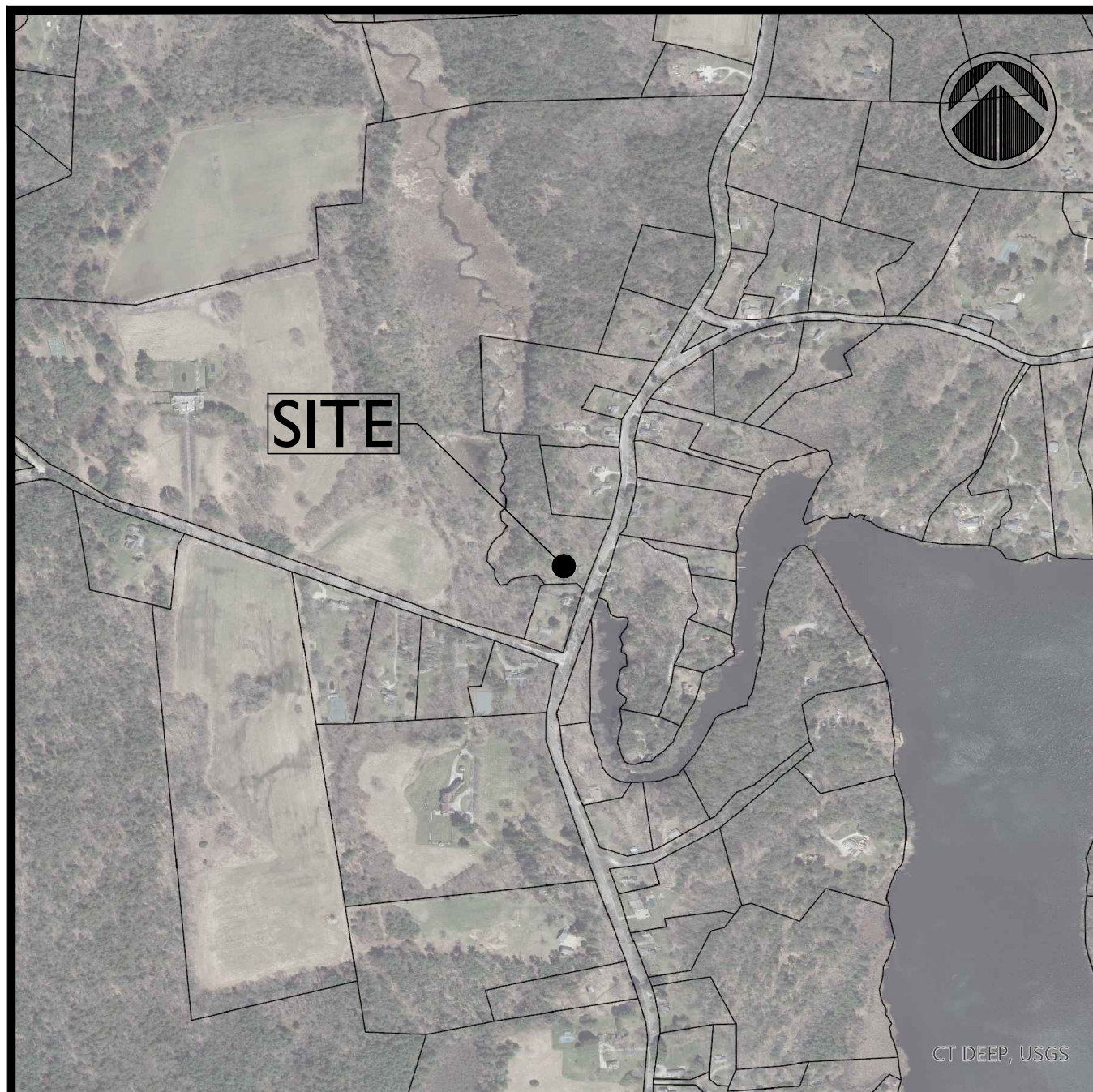
FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

PROPOSED BUILDING ADDITION

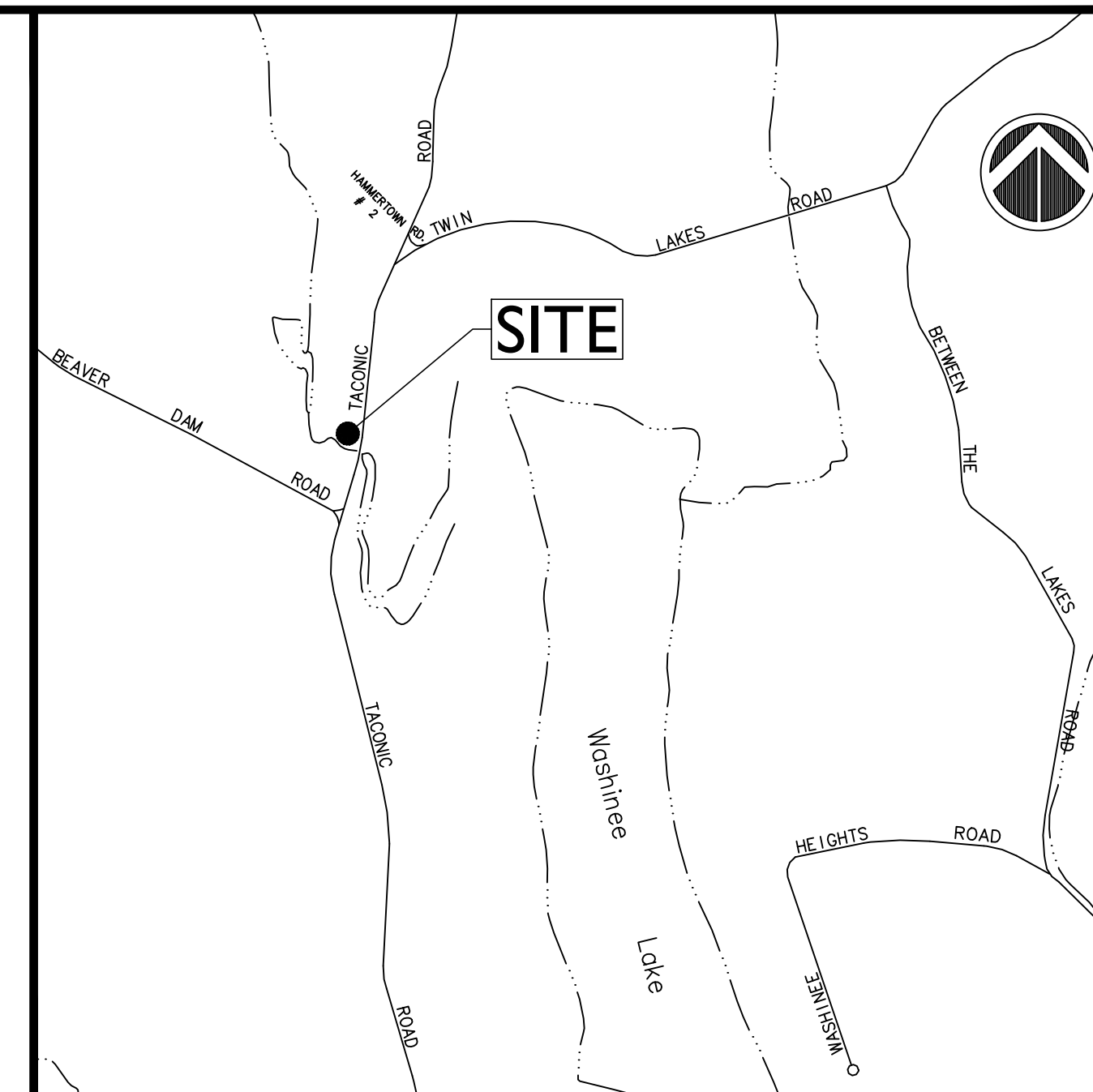
264 Taconic Road
SALISBURY, CONNECTICUT

INLAND WETLANDS & WATERCOURSES COMMISSION APPLICATION



VICINITY MAP

SCALE: 1"=1,000'



LOCATION MAP

SCALE: 1"=1,000'

OWNER / APPLICANT:

AREK FEREDJIAN & ELINA TUNYAN
264 TACONIC ROAD
SALISBURY, CT 06068
201.919.8652

ARCHITECT:

BOWERBIRD ARCHITECTS
124 9TH STREET, SUITE 250
BROOKLYN, NY 11215
917.447.7855

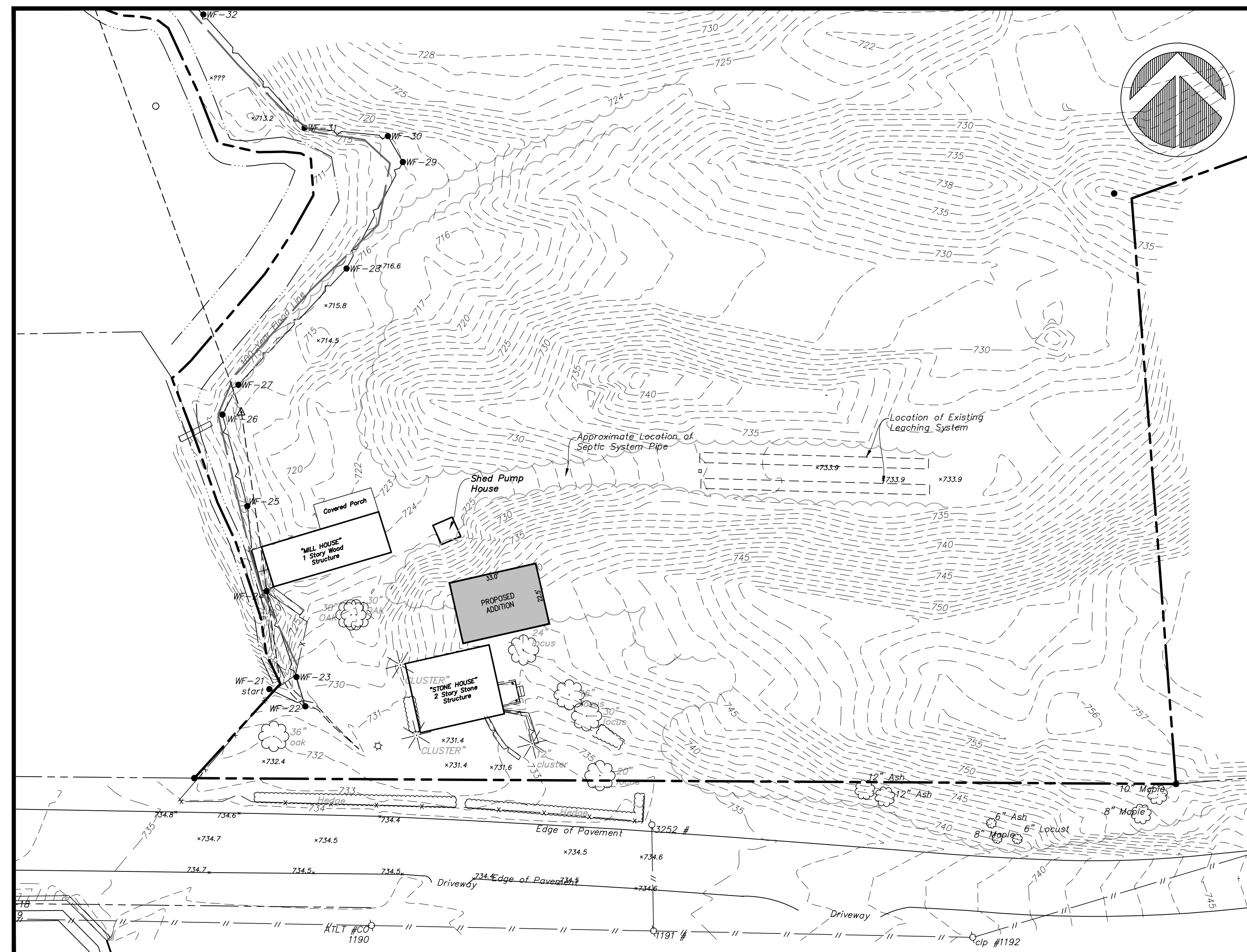
SITE PLANNER / CIVIL ENGINEER:



160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
1000 Wyckoff Avenue, 3rd Floor
Mahwah, NJ 07430
Tel: 908.603.5730

- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.



OVERALL SITE PLAN

SCALE: 1"=30'

INDEX OF DRAWINGS

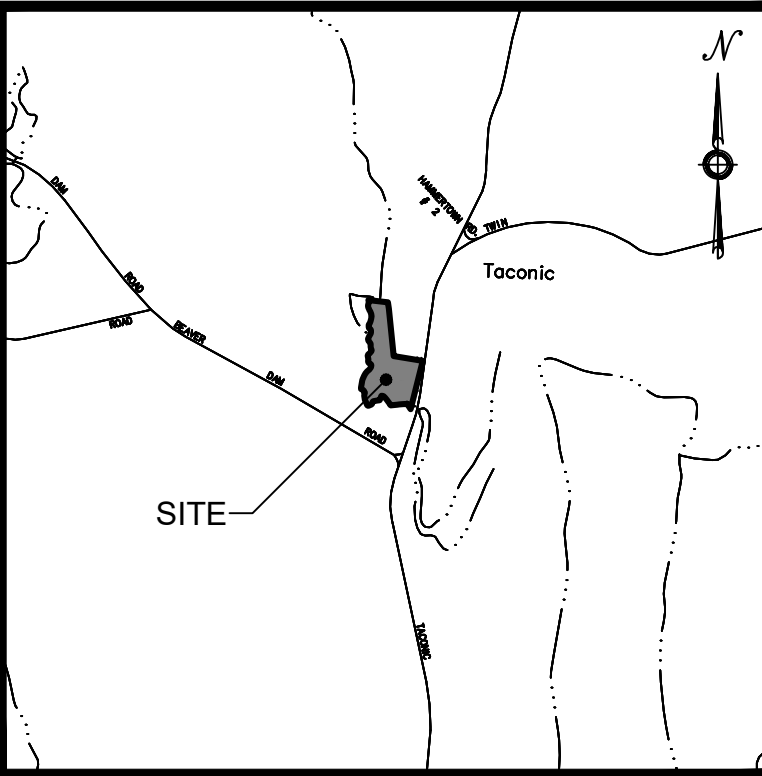
- COVER SHEET
- EX-1 PROPERTY SURVEY
- EX-2 PROPERTY & TOPOGRAPHIC SURVEY
- SP-1 SITE PLAN
- EC-1 EROSION CONTROL PLAN
- DN-1 CONSTRUCTION DETAILS



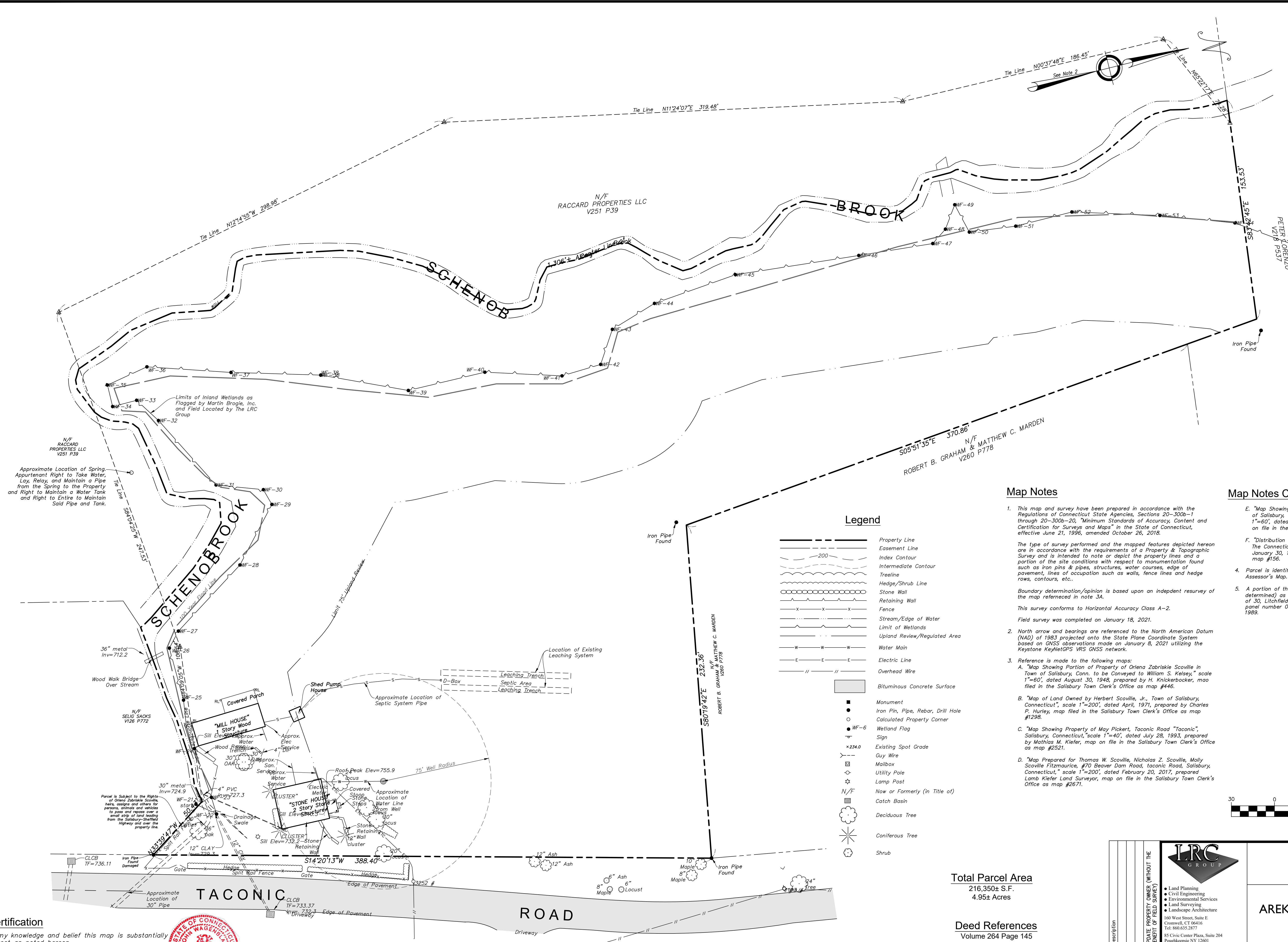
Rodney Morrison P.E. #21,336



John Wagenblatt P.L.S. #17,791



Vicinity Map
Scale: 1"=1,500'



Map Notes

- This map and survey have been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20, "Minimum Standards of Accuracy, Content and Certification for Surveys and Maps" in the State of Connecticut, effective June 21, 1996, amended October 26, 2018.

The type of survey performed and the mapped features depicted herein are in accordance with the requirements of a Property & Topographic Survey and is intended to note or depict the property lines and a portion of the site conditions with respect to monumentation found such as iron pins & pipes, structures, water courses, edge of pavement, lines of occupation such as walls, fence lines and hedge rows, contours, etc.

Boundary determination/opinion is based upon an independent resurvey of the map referenced in note 3A.

This survey conforms to Horizontal Accuracy Class A-2.

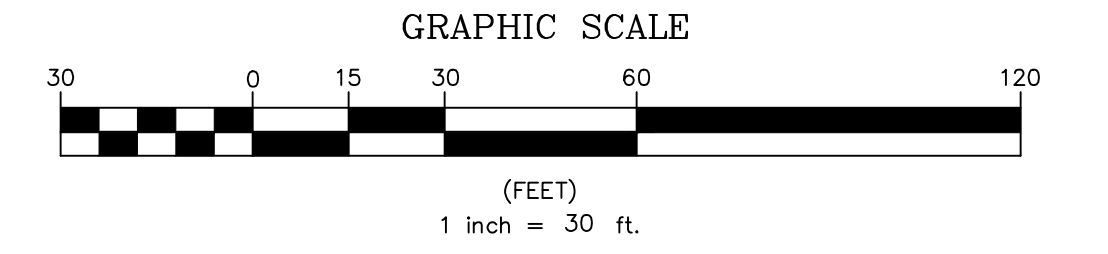
Field survey was completed on January 18, 2021.
- North arrow and bearings are referenced to the North American Datum (NAD) of 1983 projected onto the State Plane Coordinate System based on GNSS observations made on January 8, 2021 utilizing the Keystone KeyNet/GPS VRS GNSS network.
- Reference is made to the following maps:
 - A. "Map Showing Portion of Property of Orlena Zabriskie Scoville in Town of Salisbury, Conn., to be Conveyed to William S. Kelsey," scale 1"=60', dated August 30, 1948, prepared by H. Knickerbocker, map filed in the Salisbury Town Clerk's Office as map #446.
 - B. "Map of Land Owned by Herbert Scoville, Jr., Town of Salisbury, Connecticut", scale 1"=200', dated April, 1971, prepared by Charles P. Hurley, map filed in the Salisbury Town Clerk's Office as map #1298.
 - C. "Map Showing Property of May Pickert, Taconic Road 'Taconic', Salisbury, Connecticut," scale 1"=40', dated July 28, 1993, prepared by Mathias M. Kiefer, map on file in the Salisbury Town Clerk's Office as map #2521.
 - D. "Map Prepared for Thomas W. Scoville, Nicholas Z. Scoville, Mally Scoville Fitzmaurice, #70 Beaver Dam Road, Taconic Road, Salisbury, Connecticut," scale 1"=200', dated February 20, 2017, prepared Lamb Kiefer Land Surveyor, map on file in the Salisbury Town Clerk's Office as map #2671.

Map Notes Cont':

- "Map Showing Portion of Property of Orlena Zabriskie Scoville in Town of Salisbury, Conn., to be Conveyed to Veora T. Lewis," scale 1"=60', dated February 20, 1957, prepared by H. Knickerbocker, map on file in the Salisbury Town Clerk's Office as map #752.
- "Distribution Pole Line R/W, Salisbury, CT, Orlena Zabriskie Scoville, The Connecticut Power Co., Housatonic Div.," scale 1"=50', dated January 30, 1940, map on file in the Salisbury Town Clerk's Office as map #156.
- Parcel is identified as Tax ID 23-50 of the town of Salisbury Assessor's Map.
- A portion of the property is located in Zone "A" (No base flood determined) as depicted on Flood Insurance Rate Map (FIRM) Panel 6 of 30, Litchfield County, Connecticut, Town of Salisbury, community panel number 090052 0006 B with an effective date of January 5, 1989.

Legend

- Property Line
- Easement Line
- Index Contour
- Intermediate Contour
- Treeline
- Hedge/Shrub Line
- Stone Wall
- Retaining Wall
- Fence
- Stream/Edge of Water
- Limit of Wetlands
- Upland Review/Regulated Area
- Water Main
- Overhead Wire
- Electric Line
- Bituminous Concrete Surface
- Monument
- Iron Pin, Pipe, Rebar, Drill Hole
- Calculated Property Corner
- Wetland Flag
- Sign
- Existing Spot Grade
- Guy Wire
- Mailbox
- Utility Pole
- Lamp Post
- Now or Formerly (in Title of)
- Catch Basin
- Deciduous Tree
- Coniferous Tree
- Shrub



Total Parcel Area
216,350± S.F.
4.95± Acres

Deed References
Volume 264 Page 145

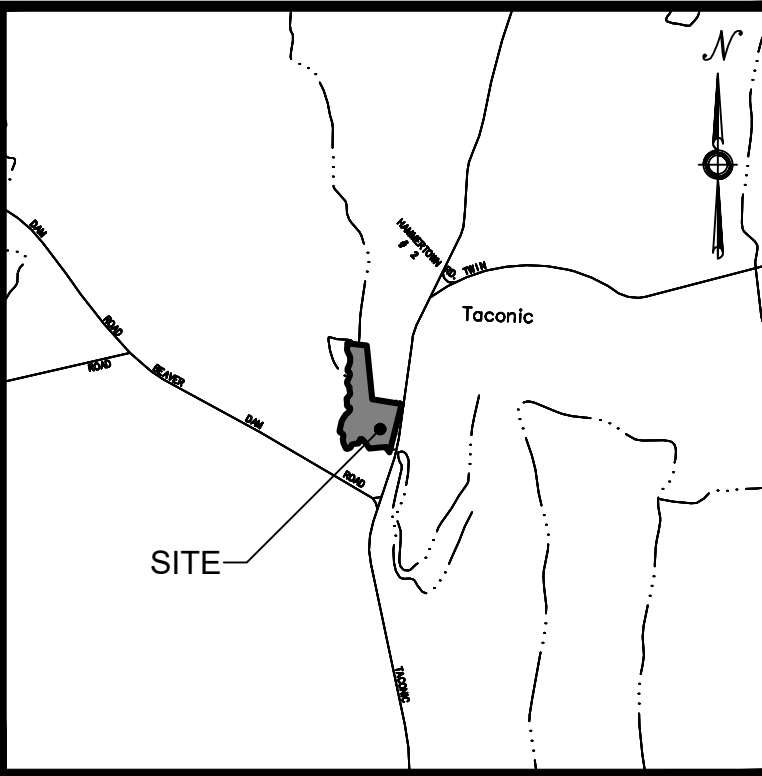
Certification
To my knowledge and belief this map is substantially correct as noted hereon.

John F. Wagenblatt
JOHN F. WAGENBLATT
L.S. No. 17,791

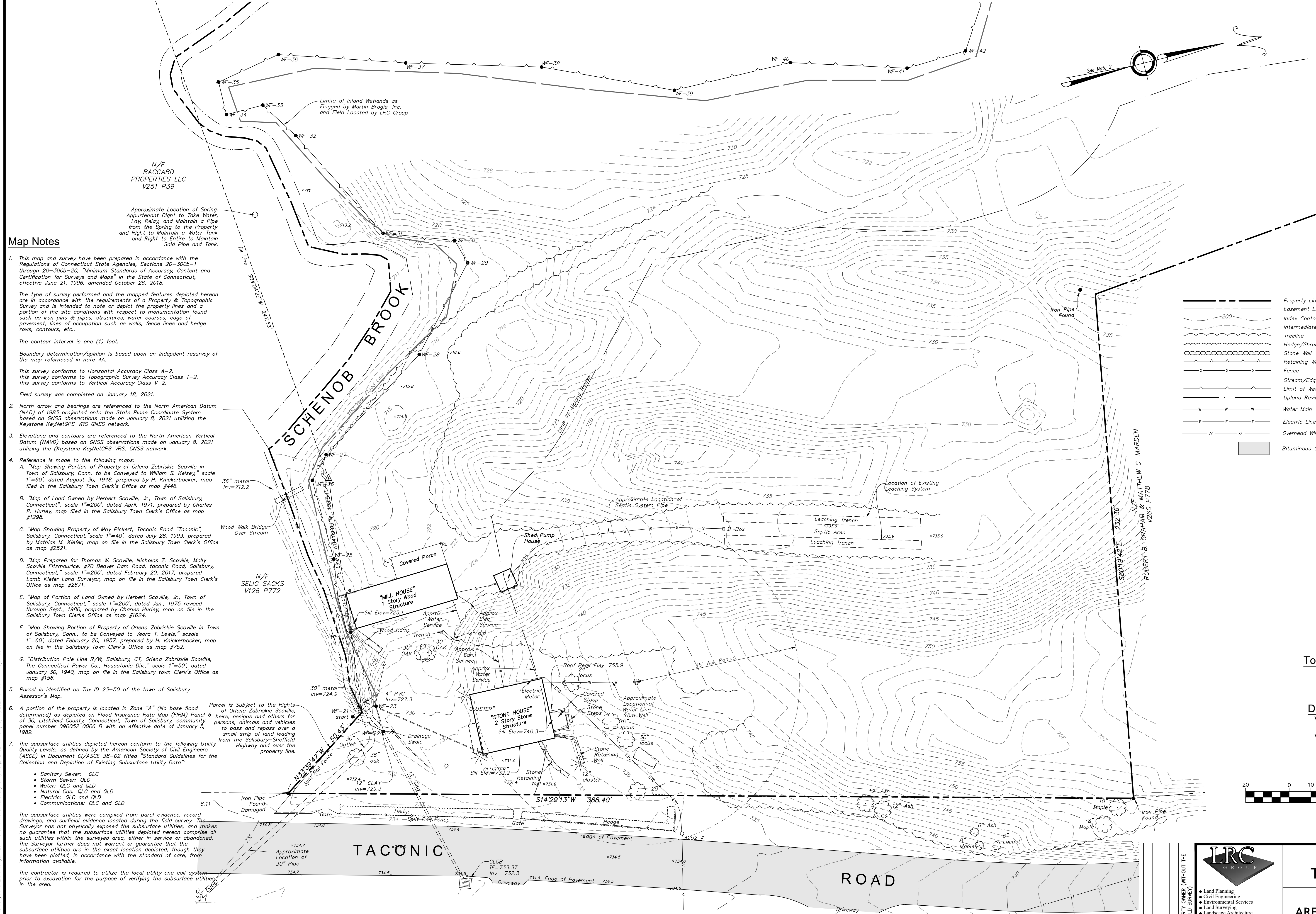
		<p>PROPERTY SURVEY</p> <p>LAND OF AREK FEREDJIAN & ELINA TUNYAN</p> <p>264 TACONIC ROAD TOWN OF SALISBURY LITCHFIELD COUNTY, CONNECTICUT</p>	
<p>UPDATE PROPERTY OWNER (WITHOUT THE BENEFIT OF FIELD SURVEY)</p> <p>9/10/24</p> <p>1000 Wyckoff Avenue, 3rd Floor Mahwah, NJ 07430 Tel: 908.603.5730 www.lrcconsult.com</p>		<p>• Land Planning</p> <p>• Civil Engineering</p> <p>• Environmental Services</p> <p>• Land Surveying</p> <p>• Landscape Architecture</p> <p>140 West Street, Suite E Cromwell, CT 06416 Tel: 860.635.2877</p> <p>85 Civic Center Plaza, Suite 204 Poughkeepsie, NY 12601 Tel: 845.243.2880</p>	
Design/Colors	JW	CAD File	EX24321601.dwg
Drawn	RN	Project No.	24-3216
Checked	NB	Date	01/15/2021
Approved	JW	Scale	1"=30'

Sheet No. **EX-1**

Z:\085\2024 Jobs\24-3216 Arek Feredjian & Elina Tunyan 264 Taconic Road Salisbury CT\DWG\EX24321601.dwg 9/10/2024 1:49 PM Reynolds



Vicinity Map
Scale: 1"=1,500'



Map Notes

1. This map and survey have been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20, "Minimum Standards of Accuracy, Content and Certification for Surveys and Maps" in the State of Connecticut, effective June 21, 1996, amended October 26, 2016.

The type of survey performed and the mapped features depicted hereon are in accordance with the requirements of a Property & Topographic Survey and is intended to note or depict the property lines and a portion of the site conditions with respect to monumentation found such as iron pins & pipes, structures, water courses, edge of pavement, lines of occupation such as walls, fence lines and hedge rows, contours, etc..

The contour interval is one (1) foot.

Boundary determination/opinion is based upon an independent resurvey of the map referenced in note 4A.

This survey conforms to Horizontal Accuracy Class A-2.
This survey conforms to Topographic Survey Accuracy Class T-2.
This survey conforms to Vertical Accuracy Class V-2.

Field survey was completed on January 18, 2021.

2. North arrow and bearings are referenced to the North American Datum (NAD) of 1983 projected onto the State Plane Coordinate System based on GNSS observations made on January 8, 2021 utilizing the Keystone KeyNetGPS VRS GNSS network.
3. Elevations and contours are referenced to the North American Vertical Datum (NAVD) based on GNSS observations made on January 8, 2021 utilizing the (Keystone KeyNetGPS VRS, GNSS network.
4. Reference is made to the following maps:
- A. "Map Showing Portion of Property of Orlena Zabriske Scoville in Town of Salisbury, Conn. to be Conveyed to William S. Kelsey," scale 1"=60', dated August 30, 1948, prepared by H. Knickerbocker, map filed in the Salisbury Town Clerk's Office as map #446.
 - B. "Map of Land Owned by Herbert Scoville, Jr., Town of Salisbury, Connecticut," scale 1"=200', dated April, 1971, prepared by Charles F. Hurley, map filed in the Salisbury Town Clerk's Office as map #1298.
 - C. "Map Showing Property of May Pickett, Taconic Road 'Taconic', Salisbury, Connecticut," scale 1"=40', dated July 28, 1993, prepared by Mathias M. Kiefer, map on file in the Salisbury Town Clerk's Office as map #2521.
 - D. "Map Prepared for Thomas W. Scoville, Nicholas Z. Scoville, Molly Scoville Fitzmaurice, #70 Beaver Dam Road, Taconic Road, Salisbury, Connecticut," scale 1"=200', dated February 20, 2017, prepared by Lamb Kiefer Land Surveyor, map on file in the Salisbury Town Clerk's Office as map #2671.
 - E. "Map of Portion of Land Owned by Herbert Scoville, Jr., Town of Salisbury, Connecticut," scale 1"=200', dated Jan., 1975 revised through Sept., 1980, prepared by Charles Hurley, map on file in the Salisbury Town Clerk's Office as map #1624.
 - F. "Map Showing Portion of Property of Orlena Zabriske Scoville in Town of Salisbury, Conn., to be Conveyed to Veora T. Lewis," scale 1"=60', dated February 20, 1957, prepared by H. Knickerbocker, map on file in the Salisbury Town Clerk's Office as map #752.
 - G. "Distribution Pole Line R/W, Salisbury, CT, Orlena Zabriske Scoville, The Connecticut Power Co., Housatonic Div.," scale 1"=50', dated January 30, 1940, map on file in the Salisbury town Clerk's Office as map #156.
5. Parcel is identified as Tax ID 23-50 of the town of Salisbury Assessor's Map.
6. A portion of the property is located in Zone "A" (No base flood determined) as depicted on Flood Insurance Rate Map (FIRM) Panel of 30, Litchfield County, Connecticut, Town of Salisbury, community panel number 090052 0006 B with an effective date of January 5, 1989.
7. The subsurface utilities depicted hereon conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document CI/ASCE 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data":

- Sanitary Sewer: QLC
- Storm Sewer: QLC
- Water: QLC and QLD
- Natural Gas: QLC and QLD
- Electric: QLC and QLD
- Communications: QLC and QLD

The subsurface utilities were located from parol evidence, record drawings, and surficial evidence located during the field survey. The Surveyor has not physically exposed the subsurface utilities, and makes no guarantee that the subsurface utilities depicted hereon comprise all such utilities within the surveyed area, either in service or abandoned. The Surveyor further does not warrant or guarantee that the subsurface utilities are in the exact location depicted, though they have been plotted, in accordance with the standard of care, from information available.

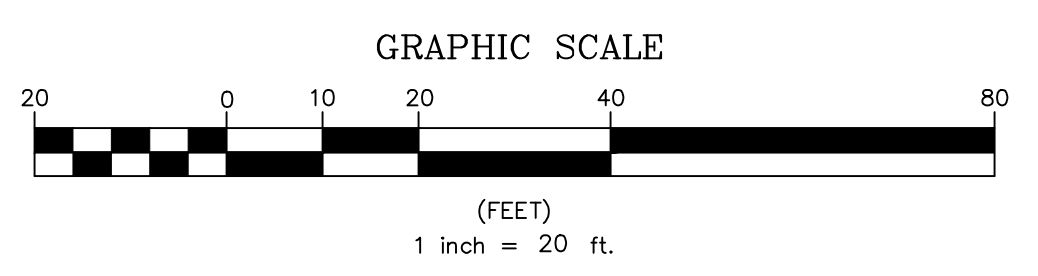
The contractor is required to utilize the local utility one call system prior to excavation for the purpose of verifying the subsurface utilities in the area.

Legend

Property Line	Monument
Easement Line	Iron Pin, Pipe, Rebar, Drill Hole
Index Contour	Calculated Property Corner
Intermediate Contour	Wetland Flag
Treeline	Sign
Hedge/Shrub Line	×234.0 Existing Spot Grade
Stone Wall	— Guy Wire
Retaining Wall	— Mailbox
Fence	— Utility Pole
Stream/Edge of Water	— Lamp Post
Limit of Wetlands	N/F Now or Formerly (in Title of)
Upland Review/Regulated Area	Deciduous Tree
Water Main	Coniferous Tree
Electric Line	Shrub
Overhead Wire	
Bituminous Concrete Surface	

Total Parcel Area
xxxxxx S.F.
xxxxx Acres

Deed References
Volume xxx Page xxx
&
Volume xxx Page xxx



Certification

To my knowledge and belief this map is substantially correct as noted hereon.

John F. Wagenblatt
JOHN F. WAGENBLATT
L.S. No. 17,791



Date	Description
9/10/24	UPDATE PROPERTY OWNER (WITHOUT THE BENEFIT OF FIELD SURVEY)



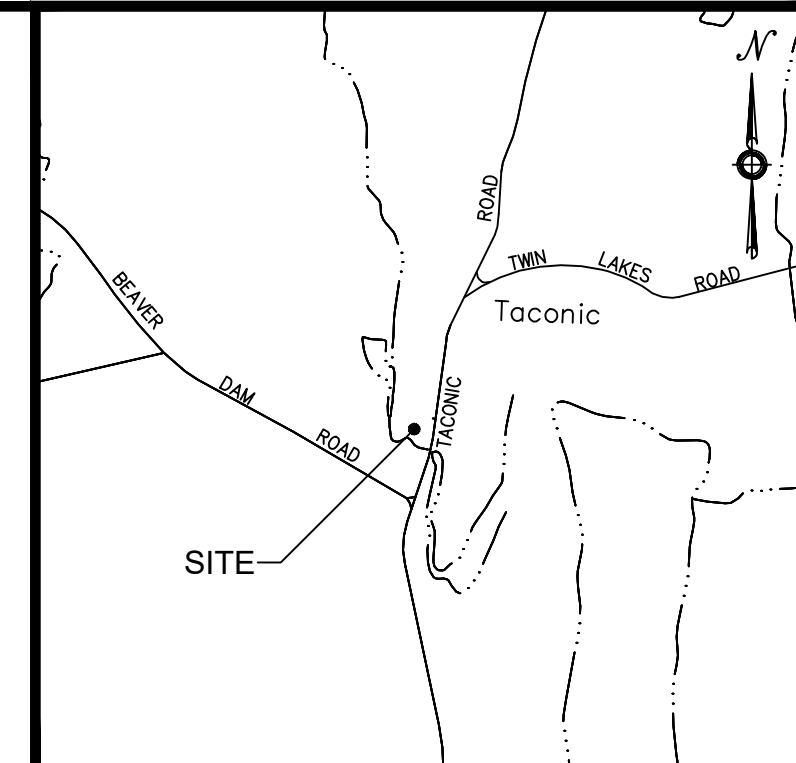
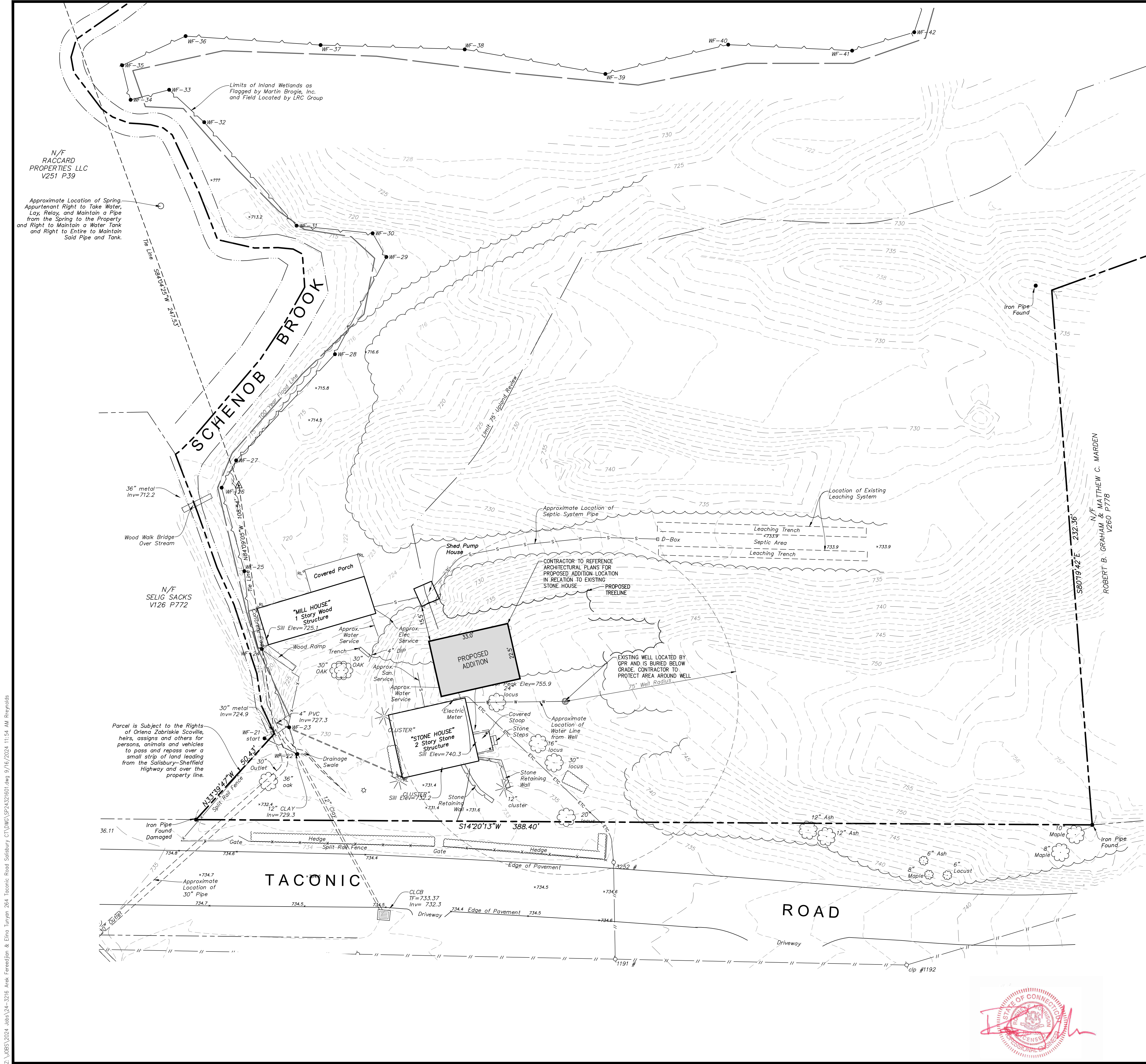
PROPERTY & TOPOGRAPHIC SURVEY

LAND OF AREK FEREDJIAN & ELINA TUNYAN
264 TACONIC ROAD
TOWN OF SALISBURY
LITCHFIELD COUNTY, CONNECTICUT

Design/Colors	JW	CAD File	EX24321601.dwg	Sheet No.
Drawn	RN	Project No.	24-3216	
Checked	NB	Date	01/15/2021	
Approved	JW	Scale	1"=20'	

EX-2

Z:\0851\2024 Jobs\24-3216_Arek Ferredjian & Elina Tunyan 264 Taconic Road Salisbury CT\DWG\EX24321601.dwg 9/16/2024 10:51 AM Reynolds



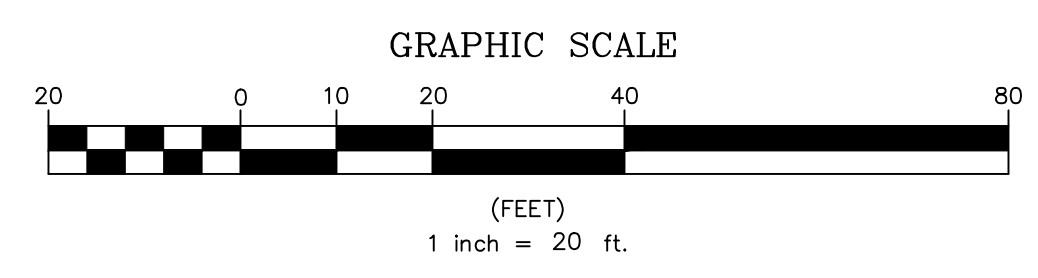
Vicinity Map
Scale: 1"=1,500'

SITE PLAN NOTES:

- REFER TO OTHER PLANS AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE DETAIL SHEETS.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE OWNER AND ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER 50KV. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINE(S), CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF SALISBURY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY TOWN DEPARTMENTS PRIOR TO CONSTRUCTION. AN EROSION CONTROL BOND MAY BE REQUIRED BEFORE THE START OF ANY ACTIVITY. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE NECESSARY FOR THIS WORK.
- EXISTING PROPERTY AND TOPOGRAPHY BASED ON MAPPING PREPARED BY LRC SURVEYING.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER AND SITE ENGINEER PRIOR TO INSTALLATION.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AREA SHOW TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800)922-4455 OR 811 AND VERIFY ALL LOCATIONS.

Legend

- Property Line
- Index Contour
- Intermediate Contour
- Trelline
- Hedge/Shrub Line
- Stone Wall
- Retaining Wall
- Fence
- Stream/Edge of Water
- Limit of Wetlands
- Upland Review/Regulated Area
- Water Service
- Electric Line
- Overhead Wire
- Monument
- Iron Pin, Pipe, Rebar, Drill Hole
- Wetland Flag
- Sign
- Existing Spot Grade
- Guy Wire
- Mailbox
- Utility Pole
- Lamp Post
- Now or Formerly (in Title of)
- Deciduous Tree
- Coniferous Tree
- Shrub



Date	Description

LRC GROUP

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

140 West Street, Suite II
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
Tel: 845.243.2880

1000 Wyckoff Avenue, 3rd Floor
Mahwah, NJ 07430
Tel: 908.603.5730
www.lrcconsult.com

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SITE PLAN

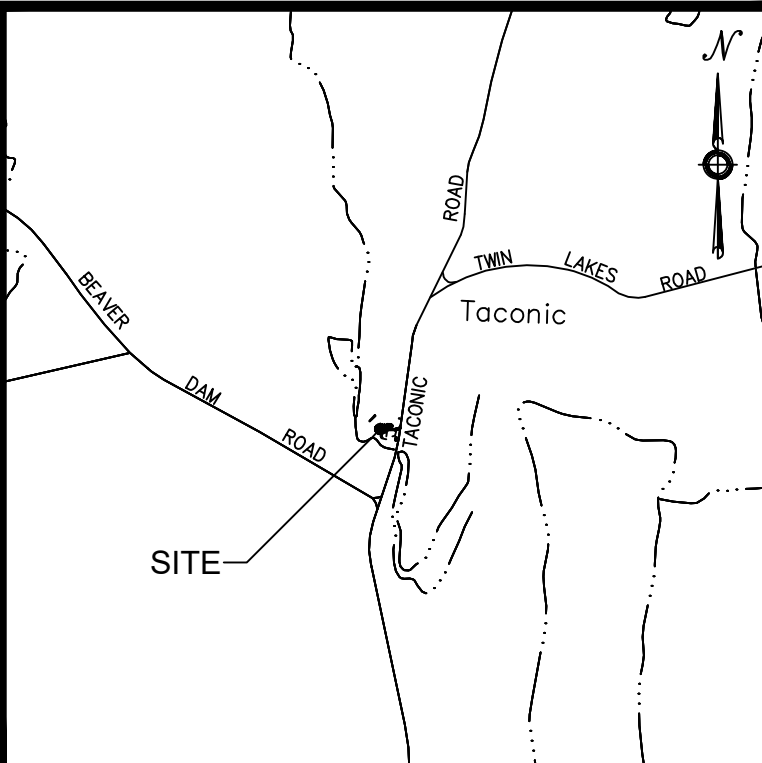
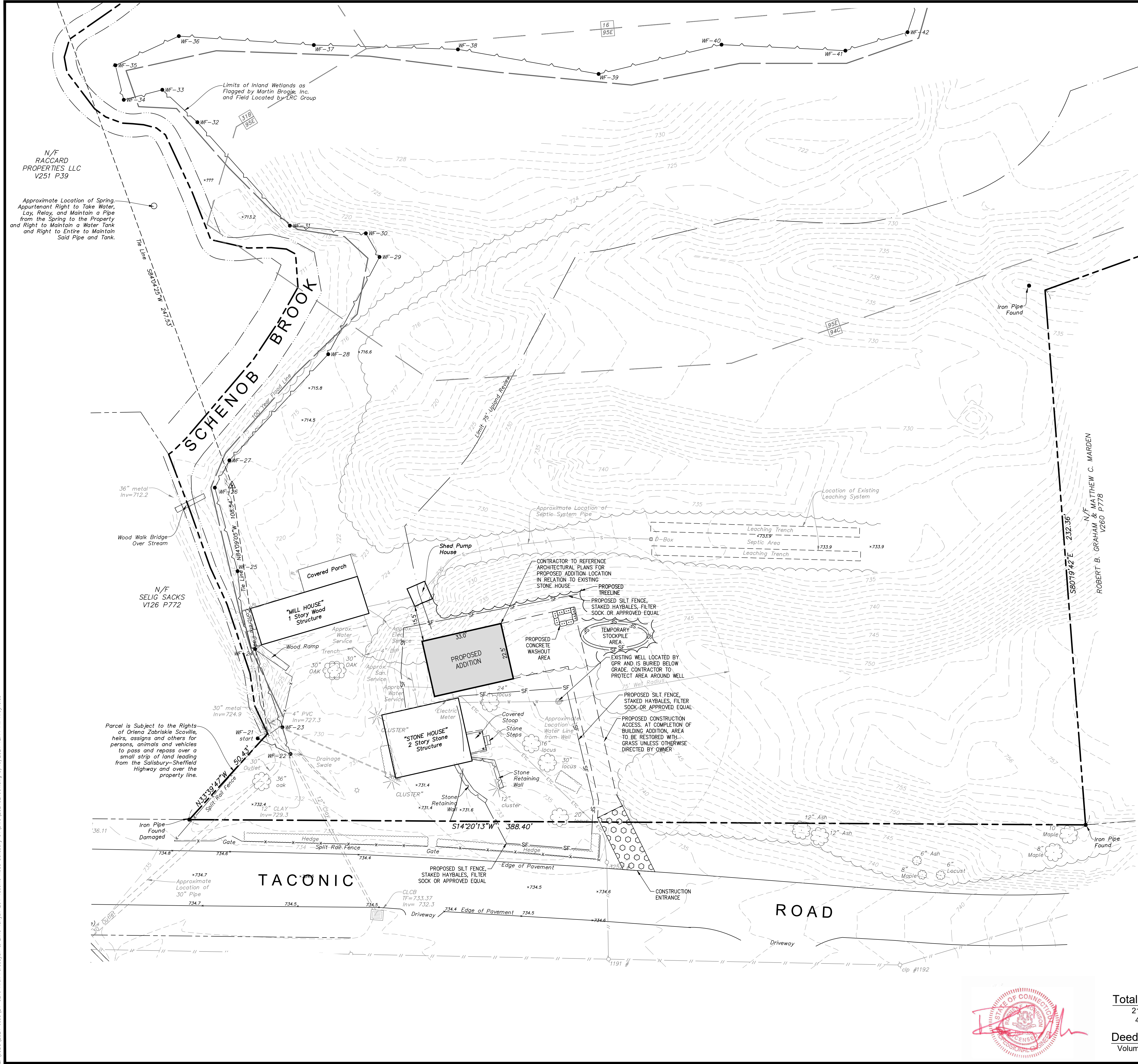
LAND OF AREK FEREDJIAN & ELINA TUNYAN

264 TACONIC ROAD
TOWN OF SALISBURY
LITCHFIELD COUNTY, CONNECTICUT

Design/Colors	RHR	CAD File	SP24321601.dwg	Sheet No.
Drawn	RN	Project No.	24-3216	SP-1
Checked	JFW	Date	8/21/24	
Approved	JFW/REM	Scale	1"=20'	



Z:\085\2024 Jobs\24-3216 Arek Feredjian & Elina Tunyan 264 Taconic Road Salisbury CT\DWG\SP24321601.dwg 9/16/2024 11:54 AM Rhyndas



Vicinity Map
Scale: 1"=1,500'

EROSION CONTROL NOTES:

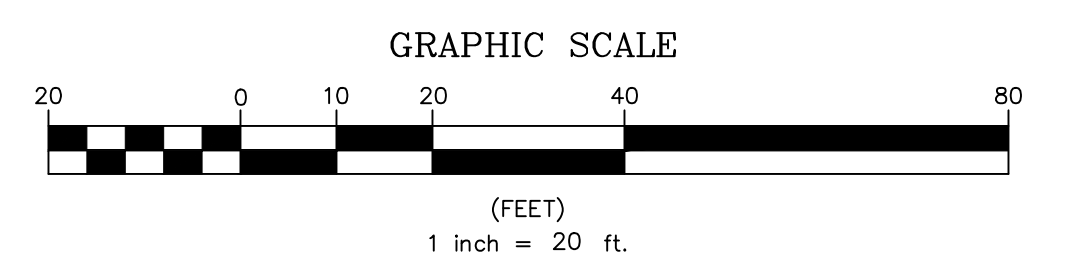
- AT ANY PARTICULAR TIME, LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. IF PERMANENT SLOPES CAN NOT BE COMPLETED IMMEDIATELY UPON THEIR PLACEMENT, TEMPORARY MULCH OR GRASS COVER SHALL BE ESTABLISHED.
- SILT FENCE AND/OR HAY BALE BERMS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AT THE LOCATIONS SHOWN ON THE PLANS AND STAKED IN PLACE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION UNLESS SPECIFIC PERMISSION IS OBTAINED FROM THE TOWN TO OTHERWISE PROCEED FOR SPECIFIC AREAS.
- ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH EITHER PAVEMENT, GRASS OR APPROVED GROUND COVER. CONTROL MEASURES SHALL BE INSPECTED BY THE SITE CONTRACTOR OR DESIGNATED REPRESENTATIVE BEFORE AND AFTER ALL RAIN STORMS AND AFTER EACH WORKING DAY.
- THE PERSON RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN IS THE SITE CONTRACTOR. HE SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS, INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.
- ADDITIONAL CONTROL MEASURES SHALL BE IMMEDIATELY INSTALLED, AS REQUIRED BY THE INTENT OF THIS PLAN AND/OR IF REQUESTED BY THE TOWN.
- ALL DISTURBED AN STOCKPILED MATERIALS SHALL BE SEED AS SOON AS POSSIBLE. IN THE CASE OF WINTER CONSTRUCTION, MULCH SHALL BE PLACED AND EROSION CONTROL MEASURES PLACED TO PREVENT WASHOUTS OF THE STOCKPILED MATERIAL. THE SAME REQUIREMENTS MAY BE NEEDED FOR CONSTRUCTION DURING OTHER SEASONS AS DIRECTED BY THE TOWN AND THE ENGINEER.
- STRAW OR MULCH WATTLES ARE ACCEPTABLE FOR USE INSTEAD OF HAYBALES OR HAY MULCH.
- REFER TO THE PLAN FOR SEEDING MIXTURES.
- HAY MULCH SHOULD BE APPLIED AT THE RATE OF TWO TONS PER ACRE (40 BALES PER ACRE) ON AREAS TO BE LEFT BARE FOR UP TO 30 DAYS. TEMPORARY SEEDING SHOULD BE USED ON THOSE AREAS FOR MORE THAN 30 DAYS.
- SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.
- E&S CONTROLS BE INSPECTED WEEKLY AND AFTER RAINFALL EVENTS OF GREATER THAN 0.1 INCH.
- COVER OR WATER TEMPORARY SOIL STOCKPILES AND SITE TO PREVENT WIND EROSION AS NEEDED.
- SITE CONTRACTOR SHALL PROVIDE WATER AND/OR CALCIUM CHLORIDE FOR DUST CONTROL DURING CONSTRUCTION.
- DURING CONSTRUCTION, PILES OF FILL, ERODIBLE MATERIAL AND DEBRIS SHALL NOT BE CREATED WITHIN 100 FEET OF REGULATED INLAND WETLANDS AND WATERCOURSE AREAS UNLESS SPECIFICALLY AUTHORIZED IN THIS PERMIT.
- ANY MATERIAL, MAN-MADE OR NATURAL, WHICH IS IN ANY WAY DISTURBED AND/OR UTILIZED DURING WORK HEREIN AUTHORIZED SHALL NOT BE DEPOSITED IN ANY WETLAND OR WATERCOURSE, EITHER ON OR OFF-SITE, UNLESS SPECIFICALLY AUTHORIZED IN THIS PERMIT.
- ALL WASTE MATERIALS (INCLUDING WASTEWATER) SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAW. LITTER SHALL BE PICKED UP AT THE END OF EACH WORK DAY. CONCRETE WASHOUT ON-SITE MUST MEET THE FOLLOWING CONDITIONS:
 - CONCRETE TRUCK WASHOUT SHALL BE DONE IN DESIGNATED AREAS ONLY OUTSIDE OF THE INLAND WETLANDS REGULATED AREA (REFER TO AREA SHOWN ON PLANS)
 - CONCRETE TRUCKS SHALL BE INFORMED OF DESIGNATED WASHOUT AREA TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
 - CONCRETE WASHOUT MATERIALS MUST BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
 - TEMPORARY WASHOUT AREAS SHOULD HAVE A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT.
 - WEEKLY INSPECTIONS OF THE WASHOUT AREA SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE AREA.

Site Soils

- SOIL TYPES REFERENCED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY
- 16** - Halsey Silt Loam (HYDROLOGIC SOIL GROUP B/D)
 - 31B** - Copake Fine Sandy Loam, 3 to 8 Percent Slopes (HYDROLOGIC SOIL GROUP B)
 - 94C** - Farmington-Nellis Complex, 3 to 15 Percent Slopes, Very Rocky (HYDROLOGIC SOIL GROUP D)
 - 95E** - Farmington-Nellis Complex, 15 to 45 Percent Slopes (HYDROLOGIC SOIL GROUP D)

EROSION CONTROL LEGEND

CONTROL MEASURE	ILLUSTRATION
SILT FENCE	SF
CONSTRUCTION ENTRANCE	[Hatched Box]
STOCKPILE AREA	[Dotted Box]
EROSION CONTROL BLANKET	[Cross-hatched Box]



Total Parcel Area
216,350± S.F.
4.95± Acres

Deed References
Volume 270 Page 930

LRC GROUP

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

140 West Street, Suite II
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 204
Pondikneeps, NY 12061
Tel: 845.243.2880

1000 Wackerell Avenue, 3rd Floor
Mahwah, NJ 07430
Tel: 908.603.5730
www.lrcconsult.com

LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

EROSION CONTROL PLAN

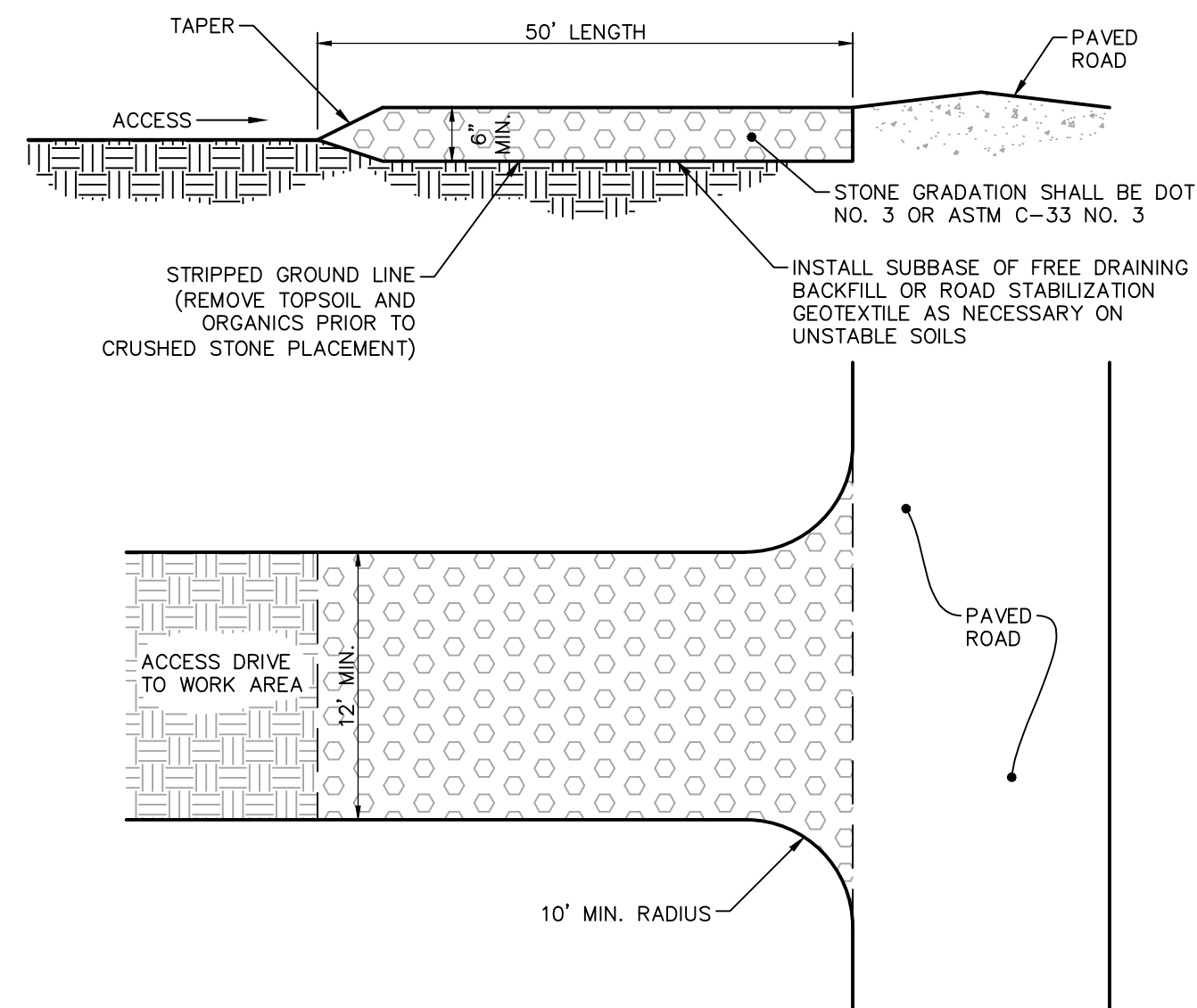
LAND OF
AREK FEREDJIAN & ELINA TUNYAN

264 TACONIC ROAD
TOWN OF SALISBURY
LITCHFIELD COUNTY, CONNECTICUT

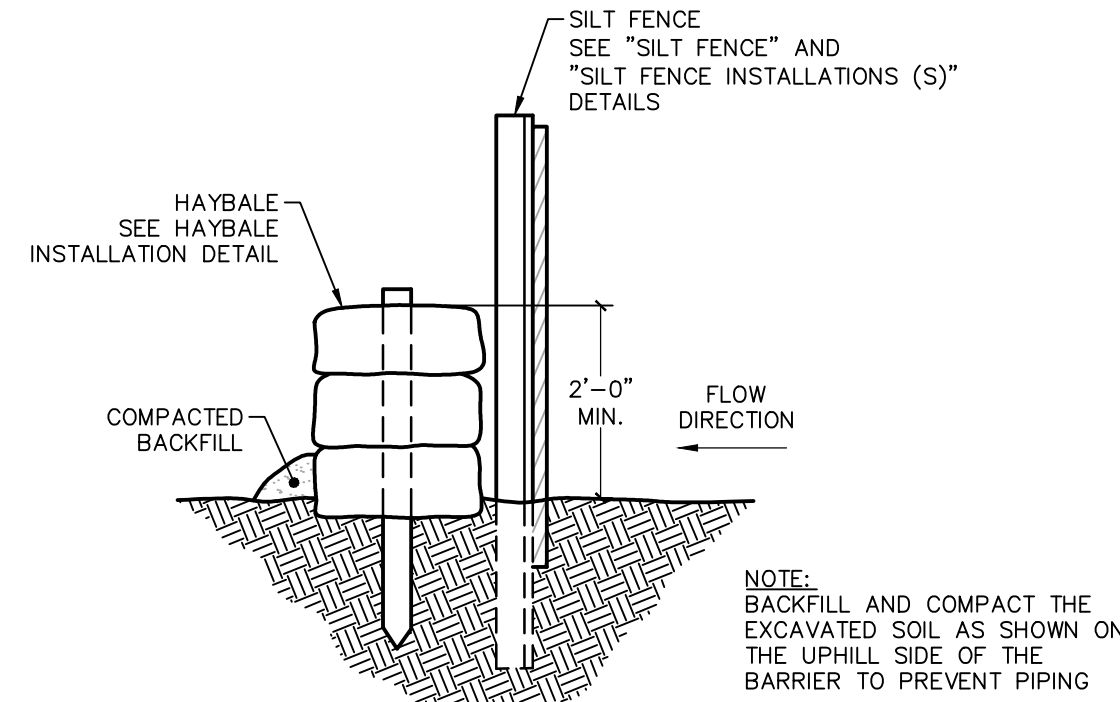
Design/Colors	RHR	CAD File	EC24321601.dwg	Sheet No.
Drawn	RN	Project No.	24-3216	
Checked	JFW	Date	8/21/24	
Approved	JFW/REM	Scale	1"=20'	

EC-I

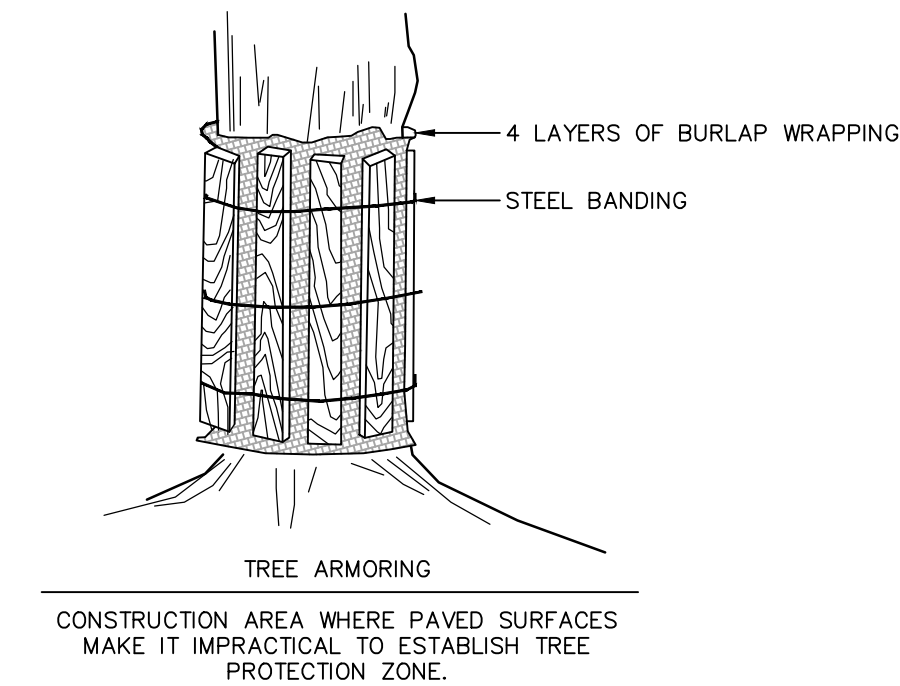
Z:\085\2024 Jobs\24-3216 Arek Feredjian & Elina Tunyan 264 Taconic Road Salisbury CT\085\EC24321601.dwg 9/16/2024 12:14 PM Rymoldo



CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE

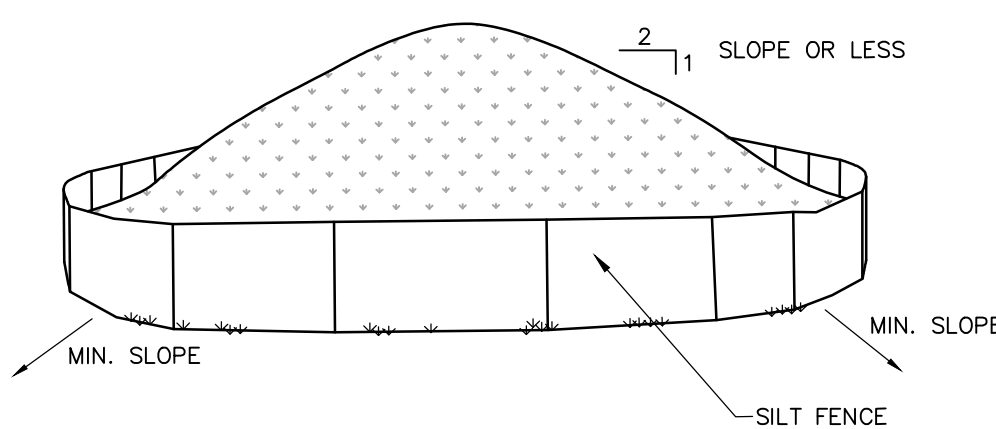


SEDIMENTATION CONTROL BARRIER WITH HAYBALE BARRIER
SCALE: NOT TO SCALE



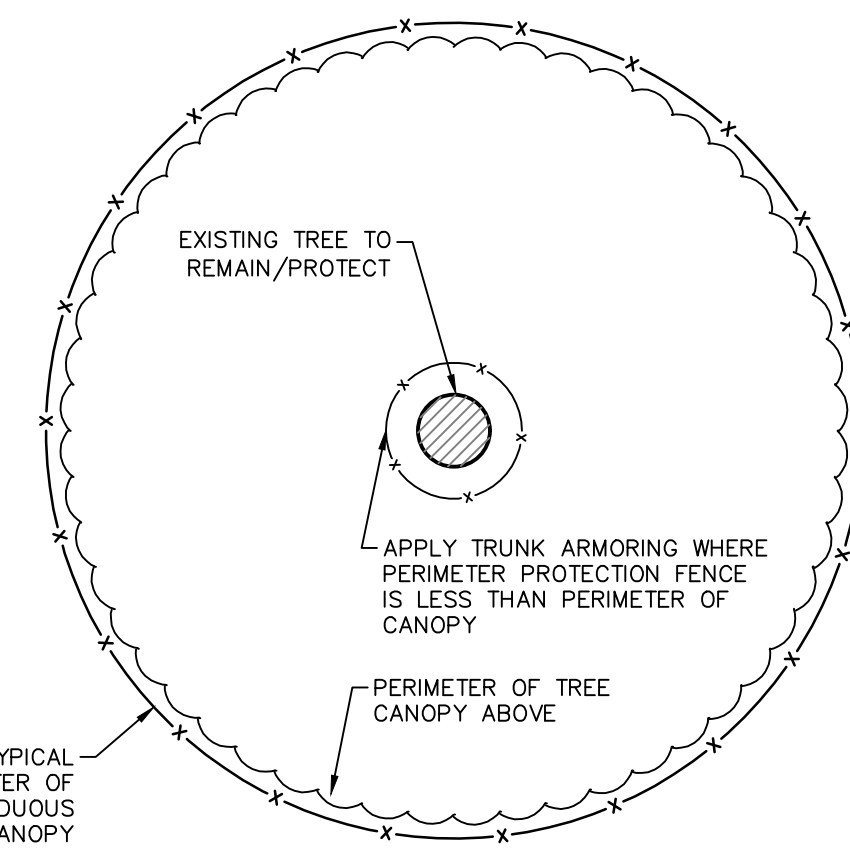
FENCING AT TREE PROTECTION ZONES

INSTALL ONE OF THE FENCE TYPES (MIN. FENCE HT. 42") NOTED ABOVE UNLESS SPECIFICALLY INDICATED ON PLANS. MAY BE INSTALLED CONTINUOUSLY AROUND GROUPS OF TREES TO REMAIN.



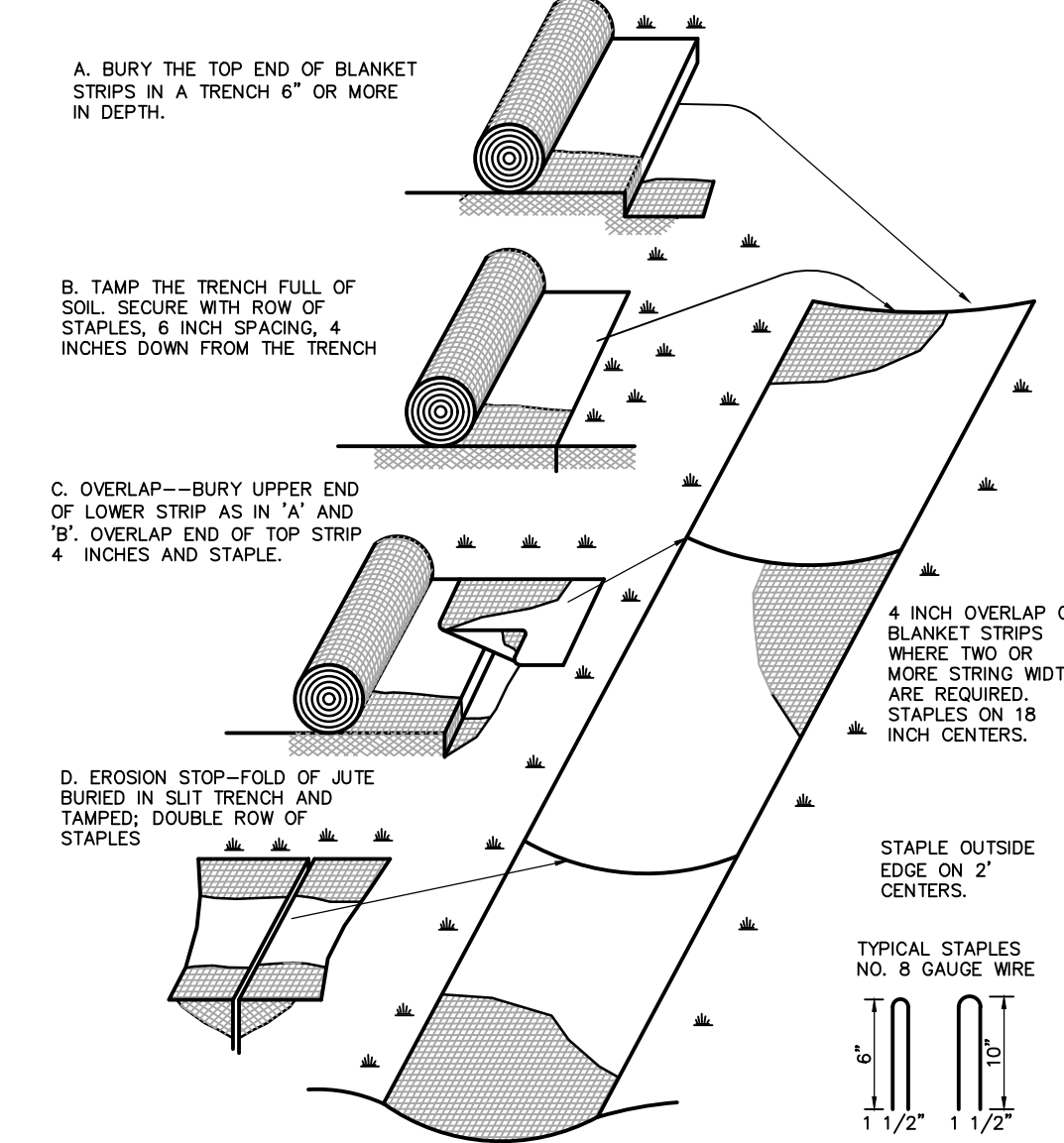
- NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
 4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
 5. HAYBALES OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

MATERIALS STOCKPILE DETAIL
SCALE: NOT TO SCALE



PROTECTION FENCING TYPICAL AT OR BEYOND PERIMETER OF TREE CANOPY OF DECIDUOUS TREES AND 1.5X DIA. CANOPY FOR EVERGREEN TREES

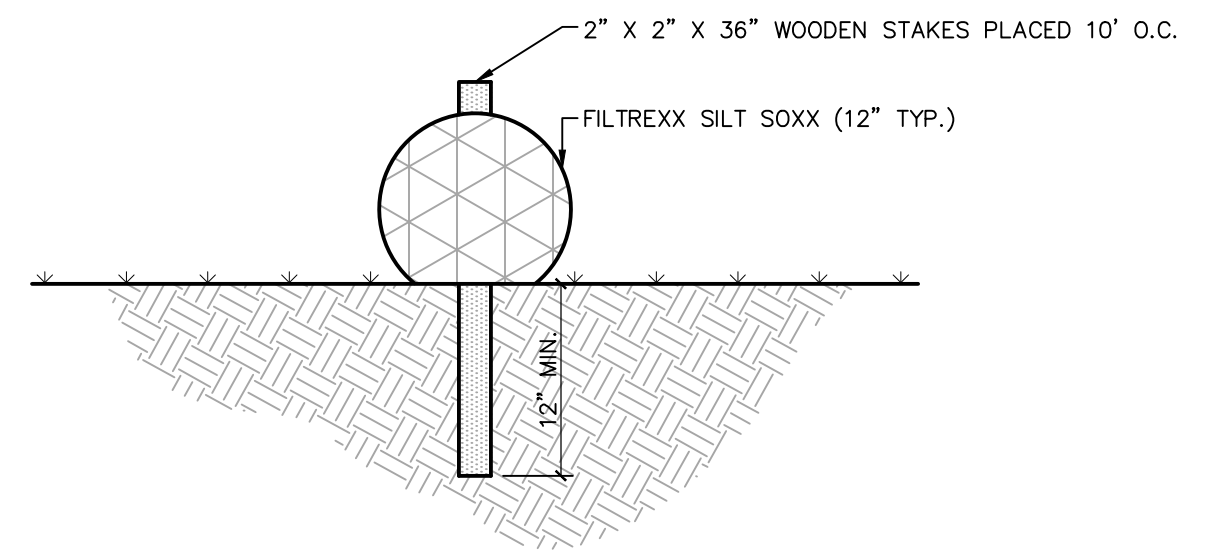
TREE PROTECTION DETAIL
SCALE: NOT TO SCALE



EROSION CONTROL BLANKET DETAIL
SCALE: NOT TO SCALE

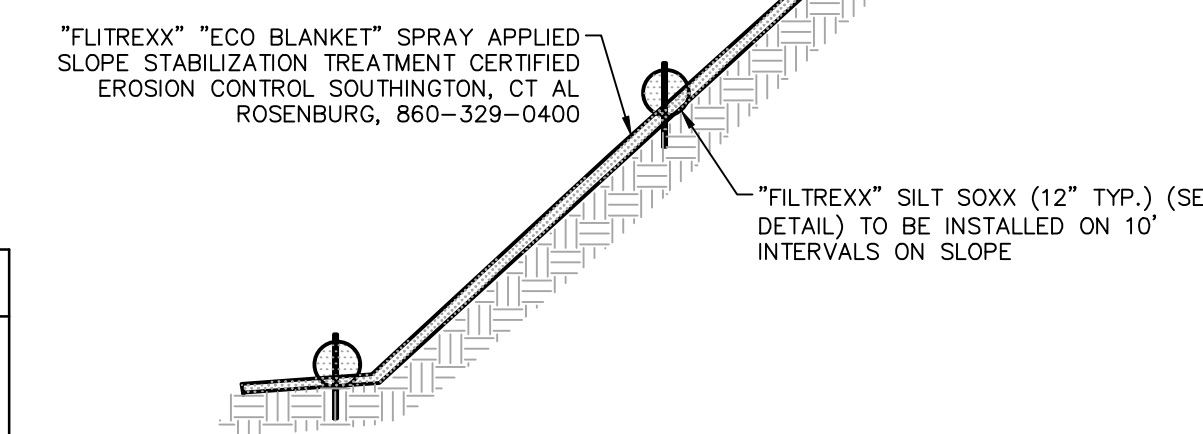
NOTES:

1. BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE 3:1 OR GREATER.
2. EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN SC 150 OR SHALL BE A GREEN, WOOD FIBER MAT CONSTRUCTED FROM 100% ASPEN CURLED FIBERS WITH A GREEN PHOTO-DEGRADABLE NETTING APPLIED TO ONE SIDE. EROSION CONTROL BLANKET TO BE AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY, ARLINGTON, TX, "QUICK GRASS" OR APPROVED EQUAL.



- NOTES:**
1. TRANSVERSE COUNTERTRACTION JOINTS SHOULD NOT BE CONSTRUCTED AT INTERVALS OF LESS THAN 25 FEET NOR MORE THAN 75 FEET. EXPANSION AND CONTRACTION JOINTS SHOULD NOT BE CONSTRUCTED AT INTERVALS OF MORE THAN 50 FEET.

FILTRREX SILT SOXX DETAIL
NOT TO SCALE



"ECOBLANKET" SLOPE STABILIZATION DETAIL
NOT TO SCALE

Species ⁴	Seeding Rates (pounds/1000 sq. ft.)	Optimum Seed Depth (inches)	Optimum Seeding Dates ¹										Plant Characteristics		
			3/15	4/15	5/15	6/15	7/15	8/15	9/15	10/15	11/15	12/15			
Annual ryegrass <i>Lolium multiflorum</i>	40	1.0	0.5												May be added in mixes. Will mow out of most stands.
Perennial ryegrass <i>Lolium perenne</i>	40	1.0	0.5												Use for winter cover. Tolerates cold and low moisture.
Winter rye <i>Secale cereale</i>	120	3.0	1.0												Quick germinating and heavy spring growth. Dies back in June with little regrowth.
Oats <i>Avena sativa</i>	86	2.0	1.0												In northern CT, will winter kill with the first killing frost and may throughout the state in severe winters.
Winter Wheat <i>Triticum aestivum</i>	120	3.0	1.0												Quick germination with moderate growth. Dies back in June with no regrowth.
Millet <i>Echinochloa crusgalli</i>	20	0.5	1.0												Warm season small grain. Dies with frost in September.
Sudangrass <i>Sorghum sudanense</i>	30	0.7	1.0												Tolerates warm temperatures and droughty conditions.
Sudangrass <i>Sorghum sudanense</i>	15	0.4	1.0												Hardy plant that will reseed itself and is good as a green mature crop.
Weeping Lovegrass <i>Eragrostis curvula</i>	5	0.2	0.25												Warm-season perennial. May bunch. Tolerates hot, dry slopes, acid infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix ²	150	3.4	0.5												Suitable for all conditions.

1. May be planted throughout summer if soil moisture is adequate or can be irrigated. Fall seeding may be extended 15 days in the coastal towns.
2. Seed at twice the indicated depth for sandy soils.
3. See Permanent Seeding Figure PS-3 for seeding mixture requirements.
4. Listed species may be used in combinations to obtain a broader time spectrum. If used in combinations, reduce each species planting rate by 20% of that listed.

PERMANENT SEED MIX

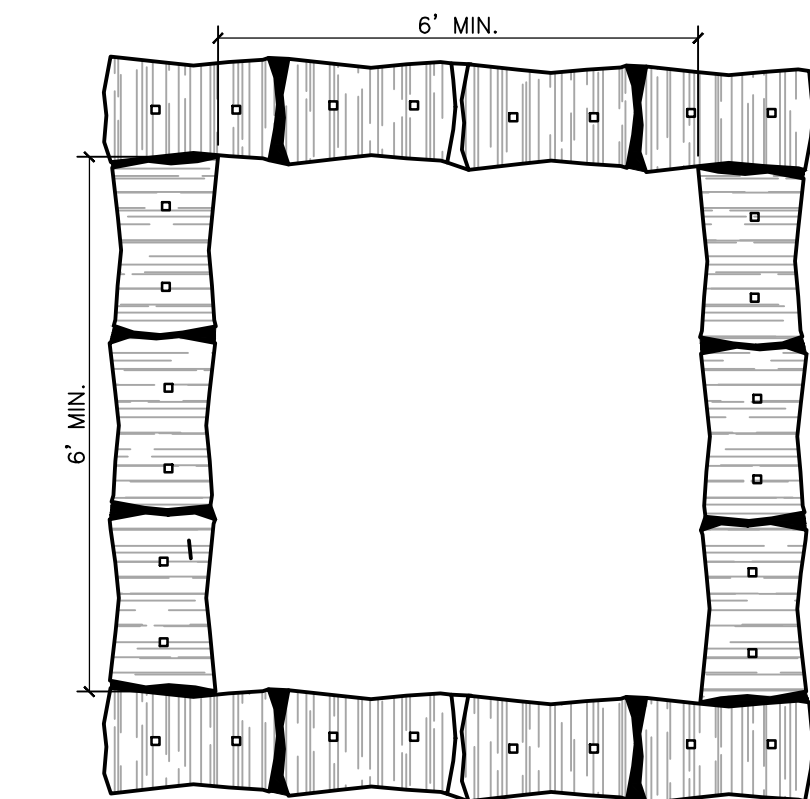
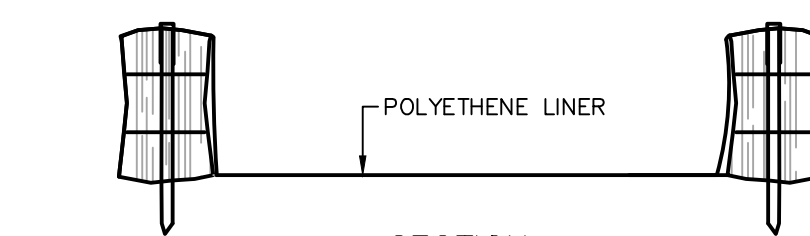
1. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6".
2. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
3. SEED MIX - SEEDED LAWN TURFGRASS:
30.0% *Festuca rubra* (Creeping Red Fescue)
25.0% *Poa pratensis*, 'Kelly' (Kentucky Bluegrass, 'Kelly')
25.0% *Poa pratensis*, 'Baron' (Kentucky Bluegrass, 'Baron')
10.0% *Lolium multiflorum* (Annual Ryegrass)
10.0% *Lolium perenne*, 'Confetti III' (Perennial Ryegrass, 'Confetti III' (turf type))
SEEDING RATE: 3-5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDING)
SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

CONSTRUCTION TIME SCHEDULE

1. The construction of the site improvements required on each lot will take approximately 6 months to complete. Start construction as soon as possible (Fall 2024).
2. All erosion control measures shall be in place prior to start of construction.
3. STOCKPILE AREAS: Loam and fill stockpile areas shall be seeded per the temporary seeding schedule as soon as possible with minimal disturbance after that time, until the material is required for final installation. All areas of the site not finished graded shall be seeded per the temporary seeding schedule.

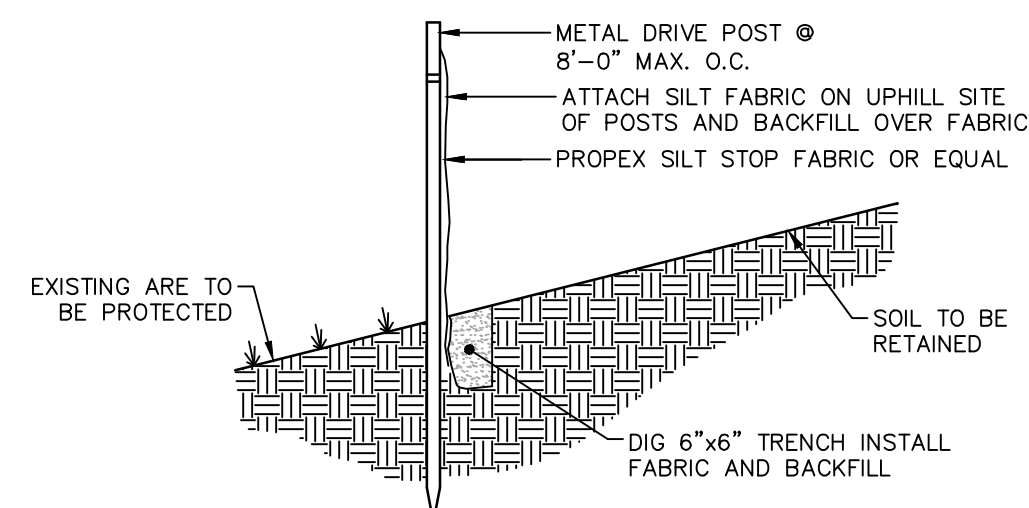
WETLANDS APPLICATION DATA

1. The project consists of the construction of a building addition to the existing stone house on the property.
2. The wetlands were delineated by Martin Brogie, Inc. and field located by LRC Group.
3. The property contains 4.95 acres of land. Total area of inland wetlands within the property equals 47,246 square feet (1.08 acres). Upland review area disturbance due to construction activities equals 410 square feet (0.009 acres). No inland wetlands are proposed to be disturbed.



- NOTES:**
1. SITE CONTRACTOR SHALL INFORM CONCRETE TRUCK DRIVER OF TEMPORARY CONCRETE WASHOUT LOCATION.
 2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
 3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL; IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
 4. LINERS, HAYBALES, ETC. SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
 5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
 6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.

ABOVEGROUND TEMPORARY CONCRETE WASHOUT DETAIL
NOT TO SCALE



- NOTE:**
- FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
 - FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
 - FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

SILT FENCE DETAIL
SCALE: NOT TO SCALE



		<p>CONSTRUCTION DETAILS</p> <p>LAND OF AREK FEREDJIAN & ELINA TUNYAN</p> <p>264 TACONIC ROAD TOWN OF SALISBURY LITCHFIELD COUNTY, CONNECTICUT</p>	
<ul style="list-style-type: none"> • Land Planning • Civil Engineering • Environmental Services • Land Surveying • Landscape Architecture 	<p>140 West Street, Suite II Cromwell, CT 06416 Tel: 860.635.2877</p> <p>85 Civic Center Plaza, Suite 204 Poughkeepsie, NY 12601 Tel: 845.243.2880</p> <p>1000 Wyckoff Avenue, 3rd Floor Maitland, NJ 07430 Tel: 908.603.5730</p> <p>www.lrcconsult.com</p>	<p>Design/Colors</p> <p>Drawn RHR</p> <p>Checked REM/JFW</p> <p>Approved REM</p>	<p>CAD File DN24321601.dwg</p> <p>Project No. 24-3216</p> <p>Date 9/19/24</p> <p>Scale AS NOTED</p>
<p>Revisions</p>		<p>Sheet No. DN-1</p>	